

TOWN OF LAKEVILLE
Select Board Meeting Minutes
October 30, 2023 – 5:30 PM

Lakeville Police Station Meeting Room
323 Bedford Street, Lakeville, MA

On October 30, 2023, the Select Board held a meeting at 5:30 PM at the Lakeville Police Station Meeting Room. The meeting was called to order at 5:30 PM by Chairman Day. Members present were Chairman Day, Member Fabian and Member Carboni. Also present were Ari Sky, Town Administrator and Tracie Craig-McGee, Executive Assistant to the Select Board and Town Administrator. LakeCAM was recording the meeting for broadcast.

Select Board Announcements

Chairman Day read the Select Board announcements.

Town Administrator Announcements

Mr. Sky read the Town Administrator Announcements. Member Fabian said the Assawompset Elementary School project was given an extension. She asked if the Select Board approved that? She noted that there were 21 doors that were manufactured incorrectly. Is the contractor continuing to work on the other doors? The extension of time is for the 21 that were mis-manufactured. Mr. Sky said the most straight forward approach is to do it during Christmas vacation. They are working on the rest of the doors. He let the Board know about the extension, but because of the timing, it needed to be approved. None of the members had an issue, so he approved it. Richard LaCamera of Old Powderhouse Road asked when the Town found out the doors were not correct. Mr. Sky said it was the week before the deadline. Chairman Day said when they went to install the doors and unwrapped them, they found out they were not correct. Mr. LaCamera asked if the contractors checked them on delivery. Mr. Sky said not until they went to install them. Chairman Day said the project will be substantially complete by October 20th. Mr. Sky said the single doors are good; it is the larger ones.

Discuss and possible vote to approve Select Board Minutes of September 18, 2023 and October 10, 2023

Upon a motion made by Member Carboni and seconded by Member Fabian, it was:

VOTED: To approve the Select Board Minutes of September 18, 2023.
Unanimous in favor.

Chairman Day noted on page 6, under Old Colony Feasibility Study, the range needed to be changed to \$110,000 to \$220 million. Member Fabian said as she was not present at the meeting, there was one (1) instance where it states that she seconded the motion; that needs to be changed to Chairman Day. Also, on Page 6, 1st paragraph, the next to last sentence “operating house” should be changed to “operating hours”.

Upon a motion made by Member Carboni and seconded by Chairman Day, it was:

VOTED: To approve the Select Board Minutes of October 10, 2023 as amended.
Member Carboni – aye; Chairman Day – aye; and Member Fabian – abstain.

Discuss and possible vote to appoint Lacey Marshall as Human Resources Director

Chairman Day said this item was tabled from October 10, 2023. Mr. Sky said 53 applications were received and 6 candidates were interviewed (2 withdrew). The interview panel consisted of the Town Clerk; Fire Chief; Police Chief; DPW Director, Town Accountant and himself and they all unanimously recommended Ms. Marshall for the position. Mr. Sky summarized Ms. Marshall's qualifications. Member Fabian said it is not the candidate, but she is questioning the salary. When did the Board approve the \$93,000 salary? Mr. Sky said the salary is from the wage scale. The salary applies to the position, not the person. Member Fabian said she is not in favor of a \$93,000 salary for any Human Resources Director. It is a bit nefarious saying you have to give the salary that was for another employee. Mr. Sky said that he rejects the word nefarious. Member Fabian said she has no problem with the person and has spoken to the interview panel. They think she is amazing and she does too, but in the past, the Board has discussed salary. Chairman Day said the role is the role regardless of who is in the seat. Member Fabian said she expressed her concerns about this before the last meeting saying she was opposed with the way the salary came to be. Why would the salary not be discussed? Chairman Day said the Board voted the salary in May. Member Carboni said the salary was not on this posting. Mr. Sky said there was a scale; the job description had the salary. Member Fabian said in the absence of a conversation, are we just going to say we are giving the new person the same salary as the prior person. Member Fabian asked Chairman Day if he and Mr. Sky had a conversation about the salary? Chairman Day said after the posting of the position. Member Fabian said what about transparency to the rest of the Board? Chairman Day said each member is free to ask questions.

Member Carboni said she had questions about the posting and Mr. Sky explained about the compensation plan that gets voted every year based on the positions. She knows that the Select Board wanted to adjust the salary; they can have that discussion and vote and post accordingly. When it was stated that the job description was going out with no changes, she thought it would be the same salary. Typically, there is a conversation about postings and salaries and it just didn't happen. Member Fabian said we should have discussed the salary, especially when we are doing the class and compensation salary study and she is supposed to be the liaison. Mr. Sky said there was a meeting last week on that and Member Fabian will be involved in the next meeting. Member Fabian said she doesn't want to be in the situation where there isn't enough information. Member Carboni said going forward we can work to address any open positions before they get posted.

Upon a motion made by Chairman Day and seconded by Member Carboni, it was:

VOTED: To appoint Lacey Marshall as Human Resources Director.
Chairman Day – aye; Member Carboni – aye and Member Fabian – abstain.

Public hearing for transfer of Off Premises Wine & Malt Package Store license for 33 Bedford Street from Gulf Resources, Inc. dba Joe's Gas to Joe & Chloe Gas, Inc., dba Joe's Gas

Present for the hearing was Andrew Moles, Esquire of McDermott, Quilty & Miller, LLP and Gilbert Issa, applicant.

Upon a motion made by Member Carboni and seconded by Member Fabian, it was:

VOTED: To open the hearing for the transfer of the Off Premises Wine and Malt Package Store License for 33 Bedford Street.
Unanimous in favor.

Attorney Moles said this transfer was approved by the Board previously in August and went to the ABCC, who notified us that there were some issues with the application. That application was withdrawn and we have now resubmitted it. Chairman Day asked about the changes. Attorney Moles said there were several things, including spelling errors, Department of Revenue certificate; missing date of the corporate vote; missing bank statements, etc. The items from the ABCC investigator have been reviewed and all the requested changes were made. Chairman Day asked if the business hours would remain the same. Mr. Issa said they would.

Upon a motion made by Member Carboni and seconded by Member Fabian, it was:

VOTED: To close the hearing
Unanimous in favor.

Upon a motion made by Member Carboni and seconded by Member Fabian, it was:

VOTED: To approve the transfer of the Off Premises Wine & Malt Package Store License for 33 Bedford Street from Gulf Resources, Inc. dba Joe's Gas to Joe & Chloe Gas, Inc., dba Joe's Gas.
Unanimous in favor.

Meet with Finance Committee and Town Moderator for Warrant Review for Special Town Meeting on November 13, 2023

Kathryn Goodfellow, Town Moderator, Chris Plonka; Maureen Candito and Larry Kostant from the Finance Committee were present. Also present was Michael O'Brien, Fire Chief; Franklin Moniz, DPW Director and Marc Resnick, Town Planner. Chairman Day said the Finance Committee posting was not done in time, so they are here to ask questions, but not take any votes.

Chairman Day said Article 1 is for bills that came in after the deadline. Article 2 is to supplement appropriations, including salaries and expenses for the 4th and 5th Select Board Members; increased staff hours for the Assessors' Office; Fire Department Overtime; and insurance premium increase. Fire Chief O'Brien said the current overtime number is \$110,000, so it will increase to \$150,000 with the additional \$40,000 for overtime call back. Chairman Day said under risk management the increase is in auto insurance. Mr. Hassett said the Town was told a 6% increase, but it came in at 6.3%. Mr. Kostant asked if the insurances have gone out to bid. Mr. Sky said not yet. It is on the

list of things the Board would like to do. Article 3 is the transfer of \$171,500 from Free Cash and \$30,000 from Solid Waste Retained Earnings for various items. Line 1 is for Betty's Neck improvements for \$70,000 along with money already earmarked. It will allow the Peach Barn to be renovated, however, we will not be able to install restrooms. Member Fabian said we tried to get grant money, but we were not approved. Finance Committee Chairman Plonka asked would Community Preservation Act funds cover something like this. Member Carboni said someone has to submit an application to the Community Preservation Committee for consideration. Mr. Sky said we did secure \$75,000 from the State. It is a \$145,000 project to stabilize and renovate the Peach Barn. Ms. Candito asked what is the purpose for the renovations. Member Fabian said Nancy Yeatts would like to be able to encourage more programming and the visitors center was dangerous due to water damage. We started with the roof and that got done and now we are working our way down the list of items. The Facilities Director put together a wish list to weatherproof the building. Ms. Candito asked if it has to be historically correct. Member Fabian said discussions with Nate Darling and Paul Nee were held about the shingles. This work should take this building forward through the next decades. Ms. Candito asked if it could be used as meeting space. Member Fabian said there is no electricity or restrooms. Chairman Day said there are also accessibility issues. Mr. Sky said we will be putting in an entry ramp in the barn and through the rear of the barn. Ms. Candito asked has there been any partnering with the developers of the condos. Member Fabian said we have been working with the cranberry bog owners.

Mr. Sky said regarding Town Hall security in Line 2, the work is continuing on building access security. Chairman Day said Line 3 is for the Police Department boat motor that will help when all the dive equipment is on the boat. They will donate the current engine to the Fire Department for their boat. Mr. Moniz spoke to the MS-4 permit engineering item on Line 4. He said these funds would cover us depending on what we find in the inspections, and should bring us to FY26. We are going into Year 6 with 4 years to go. For Line 5, Mr. Moniz said the funds are for the rental of a crew for removal of brush and trees at the Transfer Station. The last time this was done was in 2021. Ms. Candito asked if we have our own equipment to do this in house. Mr. Moniz said he has not looked into a tub grinder as we would only use it a few weeks out of the year.

Richard LaCamera asked regarding Line 1 for Betty's Neck, we have \$75,000. Is this going out to bid? We hired a facilities director who is licensed and can do the work. Mr. Sky said we are coming back to the Board with a plan. Mr. LaCamera said there are no restroom facilities there now and that is a major cost. Chairman Day said that was pulled since we did not get the grant. Mr. LaCamera said the bog road is a problem. The cranberry bog owner is responsible to repair it. He puts down sand and that doesn't work. We looked at paving it at a cost of \$100,000. Perhaps something can be worked out to split that cost. Mr. LaCamera asked if Ted Williams Camp is included in the security. Mr. Sky said this is just for Town Hall.

Mr. Sky said Article 4 is the one-time payment for the lease of the \$2.15 million for the Fern Avenue cell tower. There was a desire of the Board for the money not to go into General Fund. Our recommendation is to put it aside so if the Town would like to use it, Town Meeting could decide to do so. Mr. Kostant asked what is the difference in where it is. Mr. Sky said it will just roll over to Free Cash every year if left in the General Fund. Chairman Day said passing this would put it in a separate account requiring a 2/3s vote to remove it. Ms. Candito asked how much money will be removed from the operating budget. Mr. Sky said the budget already has it removed. We were

receiving about \$40,000. Ms. Candito said if we put it in debt service capitalization fund, the money would be available for another project, which would cost more money. Mr. Sky said if we don't put it in capital stabilization, it is available to spend. Further discussion occurred regarding the funds. Mr. Hassett said there is approximately \$2.730 million in the General Stabilization Account. Member Carboni asked what type of stabilization account could we create. She was thinking about an emergency stabilization account that gains interest and the Board comes up with a policy about how we would access that money. She is concerned about spending the money on a project and incurring costs in the budget. Mr. Sky said the interest would go back into the fund.

Chairman Day said Article #5 is regarding Community Preservation Committee (CPC) projects. Mr. Resnick said Step 1 applications were due in the spring and reviewed to see if they qualify to be funded. Then the Step 2 application is submitted for review. The first project is gravestone repairs for the Thompson Hill Cemetery on Rhode Island Road. There are a few special table top gravestones that need to be re-supported. The next project is the roof repairs for the Historic Town House. The Town has appropriated \$30,000 and received a grant for \$30,000 from Mass Historical. However, if they find any other repairs necessary once they strip the shingles, this money would be a reserve. Chairman Day said if this money is not accessed, it goes back to the CPC. Ms. Candito said the wording states roof replacement; would this prohibit any other issues. Mr. Resnick said probably not if they discover rot. Mr. Sky said when we did the Peach Barn, we had a capital project for the roof and there was plywood rotted. We are concerned that the \$60,000 may not be enough if damage is discovered. Mr. LaCamera said there was an estimate of \$50,000 and we have \$60,000. Why take money away from the CPC that could be used for another project. Chairman Day said the plan is that this won't be used unless needed. We won't know until they start pulling the roof apart. Susan Spieler said funding can also be proposed at a lesser rate and the article amended at Town Meeting.

Member Fabian asked if the projects get voted separately. Mr. Hassett said this is very similar to the way we do the capital article with multiple items. Ms. Goodfellow said it could be one (1) article or the items can be separated and amended. Ms. Spieler said at the last CPC meeting, we wanted each item separately. Ms. Goodfellow said a motion can be made to have them all separate or remove Item 3 to consider separately. Mr. Resnick said the third item was submitted by the Park Commission for engineering and architectural plans for improvements, such as restrooms, accessible pathways, etc. to John Paun Park. Mr. LaCamera said the Town has a capital plan and the plans was approved in April. There was nothing in the capital plan for John Paun Park and the \$277,000 to put the water line in. How is this going to get paid for? What he read included a restroom in some type of building, expanding the parking lot and try to deal with the drainage issue with the lower field. This will get into a lot of issues as there is a stream going between the fields. The Park Commission paid \$50,000 for a portable restroom; what they going to do with that? Chairman Day said he didn't think we had an answer yet. Additional discussion occurred regarding the proposed project. Mr. Sky said the water portion of the project is paid for by Plymouth County ARPA funds. Mr. LaCamera said Environmental Partners recommendation was to repurpose the well that is there rather than running a water line. That is what the Board said we were going to do. Chairman Day said there was concern from the Board of Health regarding the well.

Chairman Day said Article #6 is to change when Town Meeting will be held to the second Monday of June with the articles being submitted the second Monday of April. This will help with

the preparation of the budget. Ms. Candito said that is a short timeline until the end of the fiscal year. What happens if we don't have a quorum. Ms. Goodfellow said since she has been Moderator, there were very few town meetings that were held in May and were most held in the end of May or beginning of June. Ms. Candito asked has it ever been considered to flip flop the date to go with the people in current elected seats and then have the election. Chairman Day said we have to have the election on the same day with Freetown due to the regional school district. Chief O'Brien explained Article #7. The Fire averages 250-300 false alarms a year. This is a chance to lower false alarms. We must respond with equipment and it affects public safety and is a waste of resources. Member Fabian said she wanted to be sure that the Chief has discretion on whether to charge a fine. Chief O'Brien said if someone is making a good faith effort, you serve the greater good by being flexible. He is looking for leverage for people that do not want to comply. There is an established process for an appeal. A business in Town had three (3) false alarms this week. It is generally a lack of maintenance on the fire alarm system annually. Chairman Day said the language states that more than three (3) false alarms over six (6) months, when it is from? Chief O'Brien said from the first alarm.

Chairman Day said regarding Article #8, we saw an Open Space Residential Development (OSRD) By-law in 2022 and it was tabled. Mr. Resnick said the OSRD allows lots to be reduced in size in a regular subdivision providing that 50% is open space. He described the approval process. This by-law has been significantly modified since 2022. The Planning Board met with Board of Health and Conservation Commission to incorporate their changes into this draft. The Planning Board hearing was last week and a member had an alternative version of this by-law that they would rather present to Town Meeting. The Planning Board made two (2) votes: one vote was to recommend to Town Meeting this by-law. The Planning Board must make a positive recommendation for it to come back to Town Meeting within two (2) years and they did that. They then voted to make a motion to table this at Town Meeting to set it aside and submit another version in the spring. Ms. Goodfellow explained the process of tabling an article.

Chairman Day said it sends a mixed signal to come up with a whole different article. We put time and resources into this and is a bit disappointing that it is coming back again. Member Carboni asked if she was a developer, why would she do this. Mr. Resnick explained the reasons for an OSRD. Member Carboni said any time there is a zoning by-law change, this is a big deal. If there is a Board or Committee putting together an article, she would want that Board to own it. Chairman Day said he is surprised that the fine tuning was not done. Is the OSRD easier than a developer looking at a 40B today. Mr. Resnick said it is hard to answer whether a developer who was considering a 40B would go in this direction as there are no density bonuses. Discussion occurred about what a typical OSRD would look like. Member Fabian said this is the second time around; maybe this is just not the right time. If we make another attempt at this, it should be almost unanimous with the Planning Board. Ms. Candito asked why wasn't it withdrawn. Ms. Goodfellow said once the warrant is approved it can be withdrawn.

Mr. Resnick said regarding Article #9, in the spring of 2022 the sign by-law was significantly amended. One of the definitions requires a special permit, but it did not specify that it was from the Zoning Board of Appeals. This adds that language. For Article #10, Mr. Resnick said there was a feeling amongst the Planning Board that these signs are proliferating a bit more in inappropriate locations. He reviewed the changes to the article. The Planning Board will be making an amendment

on the floor to part A: to add “or contain a single-family dwelling”. Ms. Goodfellow noted any amendments need to be prepared in writing. Mr. Kostant asked if passed, will this affect existing signs. Mr. Resnick said it would not. Chairman Day asked what if they want a bigger sign. Mr. Resnick said that would require a special permit.

Discuss recent discussion with Girl Scouts regarding a possible accessible playground project near George R Austin Intermediate School (GRAIS)

Chairman Day said he was approached by two (2) girl scout mothers who are working with the Superintendent of Schools about having a playground like Noah’s Place in New Bedford at GRAIS. They are looking to create an accessible playground that can be used by all and were going back to Girl Scouts of America to discuss funding. Member Carboni asked if they had approached the School Committee as this is on the Region’s campus. Chairman Day said they reached out to them. Thomas Barron asked if the Region would be responsible for funding. Chairman Day said no; the Superintendent said that the Girl Scouts would be responsible for funding.

Discuss and possible vote to approve Taunton Water connection for 156 Rhode Island Road

Tyler Sikorski, applicant, was present for the discussion. Member Fabian asked is this the type of building that could be divided into eight (8) different bays? Mr. Sikorski said over 2,500 square feet is required for two (2) bathrooms, so if someone wanted a double unit, he would have to put in another bathroom. Ideally, he would like less than nine (9). Once the floor is in, he is limited to the number of restrooms. Member Fabian asked about the sprinkler system. Mr. Sikorski said ideally the sprinkler system would have zero usage. Mr. Sky said the application is for 360 gallons per day. We have approximately 88,000 gallons left in our allotment.

Upon a motion made by Member Carboni and seconded by Member Fabian, it was:

VOTED: To approve the request to connect to Taunton Water for the property located at 156 Rhode Island Road in the amount of 360 gallons per day.
Unanimous in favor.

Discuss and possible vote to approve the rehire of Joshua Amaral as Heavy Motor Equipment Operator at Level 2-Step 5

Franklin Moniz, DPW Director, was present for the discussion. Mr. Moniz said this is a request to rehire Joshua Amaral, who has worked in the parks for the last couple of years. He did this job for a few years and Mr. Moniz is happy to have him back.

Upon a motion made by Member Carboni and seconded by Member Fabian, it was:

VOTED: To approve the rehiring of Joshua Amaral as Heavy Motor Equipment Operator at Level 2 – Step 5.
Unanimous in favor.

Discuss and possible vote on request from Lakeville Arts Council for permission to place a sign at the intersection of Precinct Street and Rhode Island Road for All That Glitters Event

Chairman Day said there was a request from the Lakeville Arts Council to place a sign at the intersection of Precinct Street and Rhode Island road for the All That Glitters Event.

Upon a motion made by Member Carboni and seconded by Member Fabian, it was:

VOTED: To approve the request of the Lakeville Arts Council to place a sign at the intersection of Precinct Street and Rhode Island Road for All That Glitters Event.
Unanimous in favor.

Discuss and possible vote on request from Open Space Committee to appoint David Zelonis and Deveney Reis Boyadjian as members

Chairman Day said the Open Space Committee has requested that the Board appoint David Zelonis and Deveney Reis Boyadjian as members.

Upon a motion made by Member Carboni and seconded by Member Fabian, it was:

VOTED: To approve the recommendation to appoint Deveney Reis Boyadjian and David Zelonis as members of the Open Space Committee for terms to expire July 31, 2024.
Unanimous in favor.

Discuss and possible vote on request from Board of Health to appoint Shared Services Health Specialists

Chairman Day said this is at no cost to the Town and they will fill in if inspections are needed and the nurse or Health Agent are not available.

Upon a motion made by Member Carboni and seconded by Member Fabian, it was:

VOTED: To appoint Gabby Almeida and Shallyn Rodriquez as Shared Services Health Specialists for terms to expire September 30, 2024.
Unanimous in favor.

Discuss and possible vote on request from Middleborough/Lakeville Herring Fishery Commission to appoint David Cavanaugh and William Orphan as Wardens

Chairman Day said that the M/L Herring Fishery Commission has requested the appointment of David Cavanaugh and William Orphan as Wardens.

Upon a motion made by Member Carboni and seconded by Member Fabian, it was:

VOTED: To appoint David Cavanaugh and William as Wardens for terms to expire September 30, 2026.
Unanimous in favor.

Discussion on potential new advisory committees and public involvement

Chairman Day said looking at our current committees, boards and commission, are there areas that we are not hitting. In 2020, he floated the idea of an IT advisory committee. We used to have ZBRAC a few years ago. He is putting it out there to the public for any ideas. We can also look at other Towns. Member Fabian said when we spoke of an IT committee it was well received; she is not sure why we didn't put it together. The Town has benefited from Chairman Day's expertise and others to put us on a good path. An IT committee would need a specific skill set. She would like to see that come to be. Chairman Day said a charge would be required. Do we simply look at areas we have not thought of. He doesn't know when a new committee was last formed, other than building committees and the CPC. He asked how can we pull some people in from each precinct to see what they would like to see. Member Carboni suggested a communications committee to improve communication to residents and their responses back to the Town. Member Fabian said going forward we should work to form that.

Update from Environmental Partners and RTA on ARPA Water Project

Present for the discussion was Paul Millett and Sabrina Castaneda from Environmental Partners and Jorge Figueiredo and Rafal Toczko from RTA. Mr. Sky said back in 2022 the Select Board approved an application to Plymouth County for ARPA monies for water project. We had two (2) projects approved: water at Ted Williams Camp, the Old Town House and John Paun Park and the restroom at the Old Town House. Mr. Millett said Environmental Partners is doing the underground engineering for the water lines and will consult with RTA for the other parts. Their design is 90% done for the water project. The project breaks down as \$227,200 for John Paun Park; \$86,200 for Ted Williams Camp demolition and \$16,500 for the Old Town House water service for a total of \$329,900. We have received approval from Natural Heritage. We are submitting to Conservation Commission for an RDA for work near the wetlands. The job can go out to bid in December, open bids in January and award the job and start construction in the spring. The permitting and engineering is almost done and the plumbing is in place. Ms. Castaneda said for John Paul Park the overall goal is to bring potable water from a nearby Taunton water main into John Paun Park and provide services for a future snack stand and restrooms. They will drill from Blueberry Estates onto Town property. This project involves discussions with Blueberry Estates and the City of Taunton that is reviewing the legal details. Taunton has no issues at the moment; they are working out easements and water use agreements. Once finished with them, we can move forward with the final survey and go forward with bids.

Mr. Millett said Environmental Partners gave a report in December of 2021 looking at drilling a new well and converting the existing well to an irrigation well. Going through the funding application, they would not fund the project that we recommended. That was quite unusual, but they were adamant about not funding the original recommendation of \$120,000 versus \$210,000. Chairman Day asked what will the water usage agreement cover? He is concerned that Blueberry Estates will be a secondary provider. Mr. Millett said we have limited leverage with Taunton; the actual use is minimal for a seasonal facility. We have met with them and given them the plans, but cannot predict what they will come back with. Ms. Castaneda said in the preliminary discussions with their Superintendent, he implied that he would like Blueberry Estates and the Town to hash out the water usage agreement. Member Carboni asked how far does the water infrastructure come down on Route 105. Ms. Castaneda said it comes in from the north and Blueberry pulls from the

main. Member Fabian asked who is responsible for maintenance and repairs at John Paun Park? Mr. Millett said Taunton Water hopes that there will be an agreement that they will fix it and charge the water usage fee. We have spoken to the technical folks and Taunton is internally reviewing this. We know the cost of construction, but don't know if there is a fee for tying into their water. Member Fabian asked who owns the water line at that point between Blueberry Estates and John Paun Park. Mr. Millett said Taunton Water should do any repairs at their expense. Mr. Sky said that is part of the discussion that we are trying to have with Taunton Water. Member Fabian asked how far along do we go without a contract. Mr. Sky said we are not doing anything without a contract. Mr. Millett said if we get clarity by the end of November from Taunton, we could proceed with bidding with approval. If Taunton is being difficult, we could take John Paun Park out and proceed with the other two (2) projects. Member Fabian asked what is the problem with the well? Mr. Millett said our report said a viable option is to drill a well that meets water standards and use it for drinking water. For funding, the ARPA consultant disagreed that it was fundable. Chairman Day asked will there be a meter; who is responsible for reading it; is Taunton billing us; and who is responsible for repairs. Member Fabian asked did we approve actual work at John Paun Park aside from doing a study. Mr. Sky said when the ARPA \$500,000 application was approved it included the John Paun Park water. First it was the well, then the water line. Mr. Sky said this is not proceeding until we receive the answers and the Board is comfortable approving it. He has heard different things from Board members about having restrooms at John Paun Park. Member Fabian said she attended a Park Commission meeting and they said that they didn't ask for some of these things. Mr. Sky said they weighed in on the water improvements. Mr. Sky said the purpose of tonight was to brief the Board.

Mr. LaCamera said in Environmental Partners' recommendation back in December of 2021, the conversion of the existing well was \$66,000. If you are going to spend this kind of money, don't you need the other project approved first. Chairman Day said there is a timing element. The politics have to play out and then we go to bid. Mr. LaCamera said Taunton is going to consider this a secondary water supply so DEP will be involved with this process. The Taunton City Council has to approve this. Mr. LaCamera said there were other things on the list having to do with the water project: to connect the existing stand-alone bathroom at Ted Williams Camp, which can't be done; isolate the irrigation spigots – where does that stand; reroute the 2" main and demolish the existing pump house and installation of irrigation well for the Police Department. ARPA won't support it, but the cost that we are spending with Taunton for irrigation is off the wall. The irrigation well will serve the Police and Library buildings. The piping is already in; all we need to do is install the well for \$22,000.

Ms. Castaneda said the project at Ted Williams Camp focuses on an abandoned pump house. The existing site is fenced in and contains an existing well, an active pumphouse, abandoned pump house and abandoned utility pole. The active water main goes to the abandoned pump house. We are proposing demolition of the pump house and pole and relocating the water main outside of the pump house. We have submitted a permit to Natural Heritage and they didn't think there was a concern for the project.

Ms. Castaneda said regarding the Town House, it is to provide service for future use with a proposed restroom. Initially we were coming off Bedford Street, but we discovered there was a closer main in the Old Town House property, which reduces cost. We will tap off of that main. There is no additional permitting needed.

Mr. Figueiredo said they are designing a restroom in the Old Town House. We are creating a single user ADA compliant restroom underneath the balcony. There are some Massachusetts Historical Commission constraints to make sure the finishes comply with their requirements. We will be meeting with the local Historical Committee to discuss the plan. Member Carboni said the entrance way is there with the door. Can we have the door on the other side of the pole, but have a partition to kind of block the view. Mr. Figueiredo said we are trying to not take away the meeting space. Creating a vestibule will create compliance space issues and eat up a lot of space. Member Carboni asked is there a capacity for the use of the meeting room. Mr. Figueiredo said he would have to ask the Building Commissioner. Mr. Sky said the objective is to make this a usable meeting room. Mr. Millett asked if John Paun Park gets tangled up with Taunton, do you want to go ahead and bid the smaller projects. Mr. Figueiredo said we are waiting for final approval from the Town and we can get this out to bid. Mr. Sky said there is more discussion needed on the interior construction for the restroom with the Historical Commission. Chairman Day said it might not be a bad idea to split out John Paun Park.

Building Committee Updates:

Senior Center Feasibility Study: Presentation by OPM on potential alternatives currently under consideration

Member Fabian handed out the Council on Aging Director's comments. Mr. Figueiredo said he has been working with the committee on the feasibility study to review the current and future needs. We reviewed the existing conditions at the senior center and looked at the current programs and what future programs they are looking for. They are maxed out now for program space. We have two (2) options: go off the rear of the building with a smaller addition (multipurpose room) and look at long range needs of creating a similar great room like they have now on the other side. We looked at creating a computer room and food pantry with separate entrance and a Veterans' Agent Office. We also considered what it would take to modify and upgrade existing conditions in the building. We have put together a cost estimate to bring it up to current code. Member Fabian said we have three (3) options: to bring it up to code for another 20-40 years; a 1,000 square foot addition in the rear or to put a 2,000 square foot addition to the right side. She wasn't comfortable going forward until we brought the Select Board the information. We will have to retrofit the entire building for ADA and water suppression if we do the larger addition. She read Ms. Fahey's comments regarding: meals on wheels program; exercise area is outgrown leading to limiting attendance and classes; provide small exercise fitness room; lack of onsite food pantry; stopping brown bag food services; providing a Veterans' Agent office; larger computer room to provide on-site computer classes; and provision of an Adult Supportive Day program if needed.

Ms. Candito said for each of the solutions how long is the viable life cycle of those choices. Mr. Figueiredo said most of the systems are at their life span, but the building is well maintained. Ms. Candito said her question was about capacity and seniors aging in the program. Member Fabian said the data is showing that we will need more space. We should go with the bigger build. The small build with the retrofit is \$1 million and the bigger build is \$3 million. With the way construction costs are now it is difficult to narrow it down, but it was thought to be \$300 to \$600 per square foot. The cost estimator can give a more concrete costs if we pick the option. Member Carboni said it comes down to the intangibles for the services that we need to provide. This building

is 22 years old and now we are looking at an addition. Mr. Figueiredo said you could isolate the larger room from the rest of the Senior Center to create a secure space for the public. Member Fabian said we need to pick a direction. Chairman Day said you can't lock down the new great room for a meeting as there are no restrooms. Mr. Figueiredo said we can shift the restrooms into that environment. Chairman Day said he has questions on how much have they outgrown the exercise room and what services are we unable to provide. Member Fabian said it is hard to know that because they don't have any additional space to offer additional classes. They have a waiting list for what they have. Chairman Day asked how many are on that list and how many people do we have to hire for these other tangibles. Member Fabian said right now their custodian is part time, but they would probably need more custodial staff. They have two (2) full time employees plus the Director. Adult day care would generate the most revenue, but that would be the last thing considered because that is a huge start up cost. Ms. Candito asked if we are still using Middleborough for adult day care. Member Fabian said they refer to Middleborough. Chairman Day asked is there a specific reason why the food pantry wouldn't be near meal prep. Mr. Figueiredo said they are trying to provide outside access. Chairman Day asked about custodial storage? Mr. Figueiredo said they are storing chairs and everything else in the storage closet and there is no spare room. Chairman Day said that is the data he is looking for. Member Fabian said when she found out that we aren't providing the brown bag program anymore that is a tough thing.

Mr. Figueiredo said the septic system is in a Zone A. Any addition will mean the septic system will need to be relocated. Chairman Day asked is the \$1.3 million upgrading what is in the building. Mr. Toczko said that number also included the water line from the street. Chairman Day asked what is the next step? Member Fabian said the Board needs to make some sort of decision. Mr. Sky said is this the time to go forward with the expansion or not? Member Fabian said it's hard to say all we are going to do is get the building another 20 years. We need to decide if we are going forward and which option do we choose. Town Meeting could say we don't have the money. Chairman Day asked when will the estimator have the number. Mr. Figueiredo said in another month. We can break out the numbers for Option 1 or 2. Chairman Day said could you include the square footage of the patio space. Member Fabian said Ms. Fahey has the projected population numbers for seniors. We know just from attendance that the events are packed with waiting lists.

Fire Station Building Committee:

Discuss and possible vote to approve the Fire Station Building Committee's recommendation for selection of a Project Architect

Member Carboni said the Committee interviewed three (3) excellent candidates. It was unanimously voted to recommend Saccoccio and Associates to be hired as the architect. Chief O'Brien said he spoke to fellow Chiefs and the amount of enthusiasm for Saccoccio was substantial.

Upon a motion made by Member Fabian and seconded by Chairman Day, it was:

VOTED: To award the contract to Saccoccio and Associates for the Fire Station Architect.
Unanimous in favor.

Old Colony Feasibility Study

Chairman Day said there was no update.

New Business

There was no New Business discussed.

Old Business

There was no Old Business discussed.

Correspondence

1. Letters from Comcast regarding Programming Advisories

Adjournment

Upon a motion made by Member Carboni and seconded by Member Fabian, it was:

VOTED: To adjourn the Select Board Meeting at 9:33 PM.
Unanimous in favor.

List of documents provided at the Select Board Meeting of October 30, 2023

1. Agenda page
2. Agenda page; Town Administrator announcements
3. Agenda page Select Board Minutes of September 18, 2023 and October 10, 2023
4. Agenda page; memo from Town Administrator; resume of candidate
5. Agenda page; ABCC application for transfer of license and associated documents
6. Agenda page; Special Town Meeting Warrant; proposed handouts for Town Meeting
7. Agenda page
8. Agenda page; email from applicant; emails from Planning Board and Board of Health; site plan; Taunton Water application
9. Agenda page; memo from DPW Director
10. Agenda page; letter from Lakeville Arts Council
11. Agenda page; email from Open Space Committee; applications and resumes
12. Agenda page; memo from Health Agent and notice of appointment
13. Agenda page; letter from Middleborough/Lakeville Herring Fishery Commission
14. Agenda page
15. Agenda page; presentations from Environmental Partners and RTA
16. Agenda page; presentation from RTA
17. Agenda page
18. Agenda page
19. Agenda page; letters from Comcast